



AVAILABLE TO LET

Well Presented Offices / Business Units With On Site Car Parking

4 Lanswoodpark, Broomfield Road
Elmstead Market, Colchester, CO7 7FD

RENT FROM

£7,995

per annum

AVAILABLE AREA FROM

220 sq ft

[20.4 sq m]

IN BRIEF

- » Flexible Lease Terms Available
- » Air Conditioning & LED Lighting
- » On Site Café
- » Popular & Established Business Park Location
- » Easy A12 / A120 Access

LOCATION

Lanswoodpark is prominently located on Broomfield Road, in a countryside setting, approximately four miles to the east of Colchester and within 2.5 miles of the A120 dual carriageway which provides excellent links to the A12/A14 and national motorway network.

DESCRIPTION

The offices are finished to a high specification, featuring LVT flooring, suspended ceilings with recessed LED lighting, perimeter trunking for power and network cabling, and wall-mounted heating/cooling units (not tested).

Occupiers also benefit from access to an on-site café.

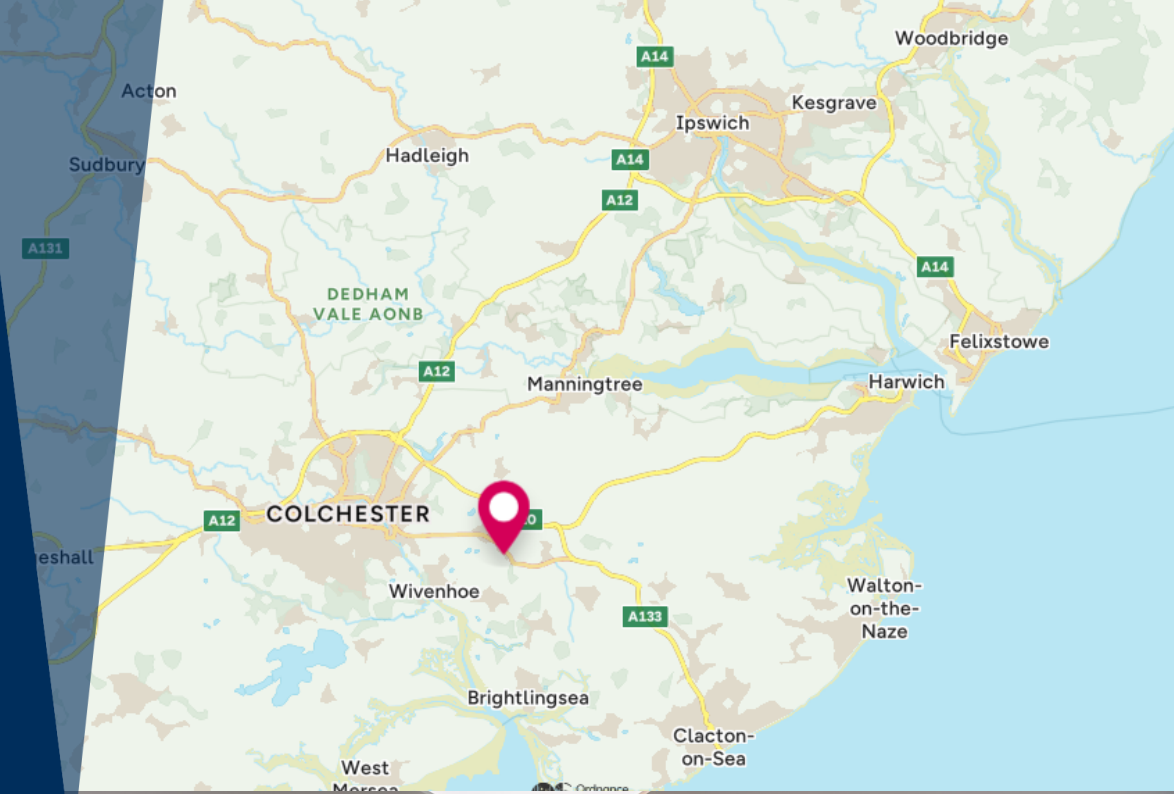
Additionally, there are two allocated parking spaces within the shared visitor car park.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

Ground Floor

- » Suite 2: 220 sq ft [20.4 sq m] approx. £7,995 pa (plus VAT)





TERMS

The offices are available to let on new five year leases, incorporating a break option at the end of the first year (min. 3 months notice) and the end of the third year (min. 6 months notice), with a rent review at the end of the second year. Rents as outlined on page 2.

Shorter lease lengths are available, subject to contact. Please enquire for further details

We are advised that VAT is applicable.

BUSINESS RATES

The majority of suites have been individually assessed, therefore tenants are encouraged to contact the business rates department to confirm their liabilities.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility.

We recommend all parties make their own enquiries with the local rating authority

SERVICE CHARGE/ BUILDINGS INSURANCE

A service charge is applicable, for non-serviced office occupiers, to cover; maintenance and upkeep of the communal areas, exterior lighting, security, car park, landscaping and building insurance.

The cost for this is included in the rent.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class A (25) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

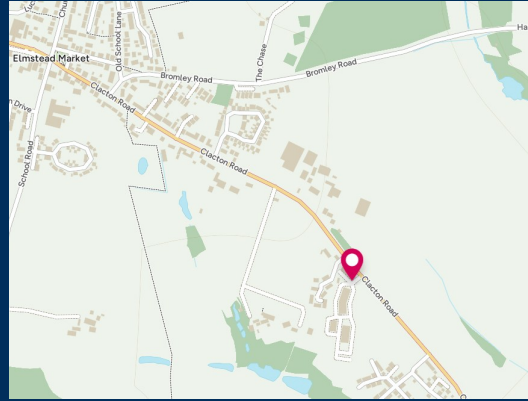
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created 03 December 2025

